GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration & Urban Development Department – Change of Land Use from Public and Semi-Public land use to Residential Land Use to an extent of 26,953.02 Sq.mts or Ac.6-66 cents in R.S.No.68/2 of Ramayyapeta Village & Gram Panchayat, Kakinada Rural Mandal, Kakinada District -Applied by 1.Sri Mootha Gopala Krishna, S/o. Sri M.Venkateswarlu (Late) 2. Smt Mootha Lakshmi, W/o. Sri Mootha Gopal Krishna, Managing Partners of M/s. "BOON ESTATES" – Proposal submitted for approval - Draft variation – Confirmation - Orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (M) DEPARTMENT

G.O.MS.No. 167 **Dated: 26-08-2025**

Read the following:-

1.From the Vice-Chairman, Kakinada Urban Development Authority, Kakinada, Lr.RoC.No.844/2024/KAUDA, dated:26.09.2024.
2. Govt.Memo.No.2582425/M1/2024, dt:16.10.2024.
3.From the Vice-Chairperson, KAUDA., Kakinada, Lr.RoC.No.844/ 2024/KAUDA, dated:24.10.2024, 18.03.2025, 23.06.2025
4. Govt.Memo.No.2582425/M1/2024, dt:07.03.2025, 12.05.2025.
5. Govt.Memo.No.2582425/M1/2024, dt:30.06.2025
6. Gazette.No.237, dt:01.07.2025 published in Part-I of Andhra Pradesh Gazette.
7. From the Vice-Chairperson, Kakinada Urban Development Authority, Kakinada, Lr.RoC.No.844/2024/KAUDA, dated:22.08.2025.

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ORDER:

The Draft Variation to the land use envisaged in the Master Plan of Kakinada Municipal Corporation, Kakinada issued in the reference 5th read above was published in the Extraordinary issue of Andhra Pradesh Gazette No.237, Part-I, Dated:01.07.2025. In the reference 7th read above, the Vice-Chairperson, Kakinada Urban Development Authority, Kakinada has reported that the Draft Variation Notification was published in two reputed daily newspapers, calling for objections & suggestions and upon publication of notification, no objections and suggestions were received from the public within the stipulated period and the applicant has paid necessary fee and charges. Hence, the Draft Variation is confirmed.

2. The appended notification will be published in an Extra-ordinary issue of Andhra Pradesh Gazette, Dated:26.08.2025.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

S.SURESH KUMAR
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, Andhra Pradesh, Vijayawada.

The Vice-Chairperson, Kakinada Urban Development Authority, Kakinada.

Copy To:

The applicant through the Vice-Chairperson, Kakinada Urban Development Authority, Kakinada.
The District Collector, Kakinada District.
SC/SF

//FORWARDED::BY ORDER//

SECTION OFFICER

APPENDIX
NOTIFICATION

The following variation to the land use envisaged in the Master Plan for sanctioned Master Plan vide G.O.Ms.No.160, dt:24.04.2019 of Kakinada Municipal Corporation is proposed in exercise of the powers conferred by section 15 of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 is hereby published as required by sub-section(4) of the said section.

VARIATION

The site falling in R.S.No.68/2 of Ramanayyapeta Village & Gram Panchayat, Kakinada Rural Mandal, Kakinada District, admeasuring to an extent of 26,953.02 Sq.mts or Ac.6-66 cents. The boundaries which are given in the schedule below are earmarked for Public and Semi-Public land use in sanctioned Master Plan of Kakinada Municipal Corporation vide G.O.Ms.No.160, dt:24.04.2019 is now designated for Residential land use as shown in the G.T.P.No.01/2025/KAUDA which is available in the office of the Vice-Chairperson, Kakinada Urban Development Authority, Kakinada, subject to the following conditions:

1. The applicant shall obtain prior technical clearance from the competent authority before commencement of any development activity at the site under reference.
2. The existing school shall not be closed, since the firm has decided to retain an extent of Ac 2.50 Cts of land for the purpose of running school and educational institutions are permissible in residential land use as per zoning regulations of Kakinada Master Plan.
3. The title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities before issue of building permission/development permission, and it must be ensured that the best financial interests of the Government are preserved.
4. The owners/applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling clearances etc.
5. The owners/applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
6. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.

7. The above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
8. Any other conditions as may be imposed by Vice-Chairperson, Kakinada Urban Development Authority, Kakinada.

SCHEDULE OF BOUNDARIES

North : 171.22 M Existing site and Buildings in S.No.66, 67.

East : 151.83 M Existing site and buildings of M/s.Aditya Educational Institutions in Sy.No.68.

South : 181.39 M Existing buildings and vacant Plots of L.P.No.64/1980 in Sy.No.96.

West : 151.83 M Existing 33'-0" wide road connecting into Existing 30'-0" wide road and Existing buildings in Approved L.P.No.48/81 in Sy.No.73.

S.SURESH KUMAR
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER